

WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY
1280 N. CONGRESS AVE., SUITE 215, WEST PALM BEACH, FL. 33409
MINUTES OF THE MONTHLY MEETING

August 10, 2026

I. CALL TO ORDER (IN-PERSON MEETING BROADCASTED ON ZOOM PLATFORM)

Mr. Daniels, the Board Chair, called the meeting to order at 5:02 p.m. The roll was called by Ms. Bui.

Present: Ronald L. Daniels
Joanne Rufty
Juan Groves
Ruth Haggerty

Absent: Teliska Wolliston

Staff Present: Elizée Michel, Executive Director – via Zoom

Mai Bui, Redevelopment Specialist/Administrative Assistant
Carmen Geraine, Bookkeeper
Thomas J. Baird, Esq., General Counsel

Absent: Denise Pennell, Director of Planning & Development
Thomas J. Baird, Esq., General Counsel

Others Present: Sergeant Matthew Wood
Deputy Gomez

Zoom Attendees: Deputy Robinson

II. AGENDA APPROVAL

1. Additions, Deletions, Substitutions to Agenda

- No Additions, Deletions, Substitutions to Agenda.
- It was moved by Ms. Rufty and seconded by Ms. Haggerty to adopt the agenda as presented. Motion carried (4-0)

III. ADOPTION OF W/BH CRA MINUTES

- It was moved by Ms. Haggerty and seconded by Ms. Rufty to adopt July 13, 2026, minutes. Motion carried (4-0)

IV. PUBLIC COMMENT

- No Public Comment

V. DISCLOSURES

- No Disclosures

VI. CONSENT AGENDA

- No Consent Agenda

VII. REGULAR AGENDA

1. Approval of Funds to Assist Palms West Apartments with Exterior Painting

Mr. Michel, PBSO Sergeant Matthew Wood, and Deputy Gomez made a presentation to the Board.

Palms West Apartments is located at 1551 Quail Lake Drive, south of Westgate Avenue. It was developed in 1995 and financed with federal Low Income Tax Credits funneled through the State of Florida Housing Finance Corporation. The property last changed hands in 2013. The property is tax-exempt from ad valorem taxation under Title XIV, Chapter 196, Section 1978, by virtue of being an income-restricted development.

Safety and security concerns have existed at the property for several years. In May 2026, the Sheriff's Office, in partnership with the Westgate CRA, launched an operation called Operation Phenix to help address these concerns. They have put in place a phased plan to work with the owner, the management company, and the residents to reduce criminal activity, clean up the place, and create an environment that improves quality of life for the residents.

In the first three months of the plan, there have been significant improvements. Many problematic residents were evicted, several managers were fired, lighting was improved, a large amount of trash and debris was removed, broken signs were repaired or replaced, and parking and driveways were repaired. During that time, proactive police presence also increased;

quality-of-life and suspicious calls decreased by 50%, and property crime and management-related calls decreased modestly by 5.4%.

The apartments still need additional physical improvements. The owners do not have the funds to complete all the necessary improvements. The apartments need to be repainted. The current paint is old. The stucco needs to be repaired. The building needs to be pressure washed and repainted with a brighter, more vibrant, and more inviting color. The Sheriff's Office is helping raise funds to repaint the building. The owner can contribute some money, but there is still a \$200,000 shortfall to repair the stucco and repaint the building. The Sheriff's Office believes those repairs will greatly improve the perception of the place and reduce crime in the area.

The CRA has funds in the innovative policing line item that can be used to assist with the repairs if they will improve affordable housing and reduce crime. A request is being made to the CRA for up to \$200,000 to assist with the repairs needed.

Staff recommend that the Board approve up to \$200,000 to assist with repainting the Palms West Apartments.

It was moved by Ms. Haggerty and seconded by Ms. Rufty that the Board approve up to \$200,000 to assist with repainting the Palms West Apartments. The motion passed unanimously (4-0)

2. Approval of Resolution to Adopt Fiscal Year 2027 Budget

Mr. Michel made a presentation to the Board.

This is the second and final reading of the Fiscal Year 2027 Budget. The Budget includes five parts: the Redevelopment Trust Fund, the Capital Improvement Project, the Transportation Enhancement grants, the Debt Service Fund, and the Reserve Fund. The budget includes all revenues and expenses programmed for the Westgate Belvedere Homes CRA.

The Redevelopment Trust Fund presents, in a line-by-line format, all items funded by tax increment revenues. The total projected amount for the Tax Increment Financing (TIF) Trust Fund is \$6,803,632. This section details administrative and programmatic expenses. The preliminary tax roll value shows a 23% increase in TIF this year. The final tax is computed at the end of the year. The Board of County Commissioners (BCC) has not proposed a millage change for this year's ad valorem tax revenue calculations. The projected amount will change if the BCC reduces the millage rate. The proposed budget includes a 3% cost-of-living adjustment and merit raises of up to 3%, as recommended by County Administration and the BCC. The Trust

Fund highlights the focus areas outlined in the Redevelopment Plan and proposes funding for economic development, housing, community engagement, and public transportation activities. The Capital Improvement Project portion provides trust fund and grant funding to complete infrastructure improvement projects and acquire properties for redevelopment. Grants and loans are included in this portion of the Budget. The Total amount projected for Capital Improvement is \$5,000,000. Funds are budgeted to improve the streetscapes of Florida Mango Road, Donnell Road, Seminole Boulevard, and Westgate Avenue.

The Transportation Enhancement section shows the grants received from the Metropolitan Planning Organization (MPO), formerly known as the Transportation Planning Agency (TPA), and the Florida Department of Transportation. There won't be any new MPO projects for Fiscal Year 2027. The last open project is Cherry Road. It is being paid out of the previous year's budget. The CRA completed construction of Westgate Avenue and Seminole Boulevard last year. However, the CRA needs to upgrade the landscaping and repair streetlights vandalized by local criminals.

The Debt Service Fund shows how funds will be used to pay off debt. There is a modest amount of funds in the reserve account to ensure that money is available to cover debt.

Staff recommend that the Board approve a resolution to adopt the budget and recommend it to the BCC for final approval.

It was moved by Ms. Rufty and seconded by Ms. Haggerty to approve a resolution to adopt the budget and recommend it to the BCC for final approval. The motion passed unanimously (4-0)

3. Approval of Funds to Purchase a Used Tractor for the Community Garden

Mr. Michel made a presentation to the Board.

The garden has not had a tractor for several years. Most tilling has been done with non-motorized hand tools. The garden manager believes a tractor will be very helpful and that two people can do the work that three people did over the last few seasons. Since two garden workers resigned at the end of last season, the garden manager has suggested that the CRA purchase a small tractor and replace one person, saving the CRA money.

We have received three quotes for a small tractor. The best quote is \$13,000. The community garden proceeds can be used for the purchase.

Staff recommends the Board authorize the purchase of a small tractor for the community garden for \$13,000.

- A. It was moved by Ms. Haggerty and seconded by Ms. Rufty to authorize the purchase of a small tractor for the community garden for \$13,000. The motion passed unanimously (4-0)

VIII. STAFF REPORTS

Mr. Michel informed the Board that Westgate Village at the Kennel Club site is moving forward. They have submitted an application for construction permits. The developers are now addressing comments. Phase 1 is projected to start toward the end of this year. Several developers have expressed interest in the Okeechobee Boulevard corridor.

Ms. Bui informed the Board that Food Distribution will be on Friday, 8/14. Backpacking at the park will be at Oswego Oaks Park from 5:00p.m. to 9:00p.m. Yoga at the park is every Saturday. Coffee with the Fire Fighters at Westgate Plaza on 8/31 at 10a.m. She reminded the members to do their annual ethics. On September 23, there will be a Meet & Greet at Autumn Ridge at 9 a.m. for WCRA and other CRAs in the area.

IX. ATTORNEY'S REPORTS

- No Attorney's Report

X. BOARD MEMBER COMMENTS

XI. AJOURNMENT

It was moved by Ms. Rufty and seconded by Ms. Haggerty to adjourn the meeting. The meeting was adjourned at 5:30p.m.



Redevelopment Specialist/Administrative Assistant

Mai Bui